

**CITY OF MONROE
PLANNING COMMISSION MINUTES
OCTOBER 13, 2014**

 **APPROVED**

The meeting of the Monroe Planning Commission was scheduled for **October 13, 2014 at 7:00 p.m.**, in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

CALL TO ORDER

Commissioner Kristiansen called the meeting to order at 7:00 p.m.

ROLL CALL

Secretary Christina Lavelle called the roll. The following were:

Present: Commissioner Jensen, Commissioner Tuttle, Commissioner Rodland, Commissioner Kristiansen, Commissioner Stanger, Commissioner Sherwood

Excused: Commissioner Duerksen

Staff Present:

Planning and Permitting Manager Paul Popelka, Public Works Director Brad Feilberg and Planning Commission Secretary Christina LaVelle.

CITIZEN COMMENT

None

PUBLIC HEARING

None

APPROVAL OF MINUTES

A. September 22, 2014

Commissioner Stanger moved to approve minutes as read. Motion seconded by **Commissioner Rodland**. Motion carried 6/0.

WORKSHOP

A. RZ2014-01 Holzerland Rezone RZ2014-01

The applicant proposes to rezone approximately 32 acres located adjacent to Roosevelt Road from Urban Residential-9600 (UR9600) to Urban Residential-6000 (UR6000).

- **Commissioner Sherwood** recused himself due to a potential conflict of interest.

Manager Popelka summarized the rezone application as follows:

- The applicant proposes to rezone the property from UR-9600 (minimum lot size 9,600 sf) to UR-6000 (minimum lot size 6,000 sf). The applicant is also proposing a Planned Residential Development (PRD) to be submitted at a later date.
- The rezone is site specific will not require a comprehensive plan amendment as the rezone is allowed and supported by current comprehensive plan land use policies. As a site specific rezone, a quasi-judicial process is required. The Planning Commission will review and make a recommendation on rezoning only.
- The proposed site includes forested and critical areas that have required environmental review. A SEPA Determination of Non-significance (DNS) was issued by the City on October 8, 2014 with a comment period to October 21, 2014 and appeal period to October 28, 2014.

- The tentative project schedule includes a public hearing November 10, 2014 and recommendation in late November. The applicant will hold a neighborhood meeting October 16.

Commission discussion is summarized below:

- Background information on the proposed rezoning and comparison to the Foothills zoning (UR-9600) and subdivision/PRD.
- Rezoning of Tract 901 that is part of the Foothills plat.

CPH Consultants/ Quadrant Homes/ David Holzerland
Matt Hough, Representative

Matt Hough, CPH Consultants, representing the applicant, presented further information and discussed a conceptual plan of the proposed subdivision/PRD and its compatibility to the Foothills.

Public Comments

Bryan Kirschmann, 16731 Pinnacle Rd. SE, Monroe, WA
Foothills Home Owners Association

Mr. Kirschmann questioned the consistency with the comprehensive plan, the expected density and the inclusion of Tract 901 in the rezone.

Lara Thomas, 16187 Copper Mountain Rd. SE, Monroe, WA

Ms. Thomas concurred with the previous comments and requested updated plan information on the city website.

Commission discussion included the need for further discussion of rezoning criteria, potential impacts to critical areas and the existing eagle nest.

B. Comprehensive Plan Amendment CPA2012-C 2015 Comprehensive Plan Update

An update of the 2005-2025 Comprehensive Plan is now underway with completion planned in June 2015. This workshop will review district mapping and plan policies.

Manager Popelka presented a Community Concept Plan map derived from the public workshops and storefront studio held earlier this year. He outlined four community districts including the Regional District, Small Town District, Skykomish Greenway and North Hill District.

Commission discussion is summarized below:

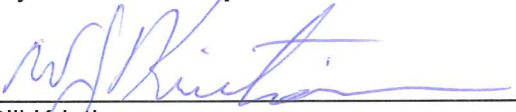
- Clarification of district mapping and sub-areas within the districts, addressing connectivity and walkability.
- Discussion of joint meeting tentatively scheduled for October 29, 2014 with City Council, Parks Board, Planning Commission and Citizens Advisory Committee.
- Discussion of consultant information on opportunity areas and the draft goal and policy framework.

DISCUSSION BY COMMISSIONERS AND STAFF

Manager Popelka updated the Commission on East Monroe, ongoing subdivision review and development and other current projects.

ADJOURNMENT

Commissioner Sherwood moved to adjourn the October 13, 2014 Planning Commission meeting. Motion seconded by **Commissioner Tuttle**. Motion carried 6/0 and the meeting was adjourned at **8:59 p.m.**



Bill Kristiansen
Chairman

Christina LaVelle
Planning Commission Secretary

